

**MONTHLY MAINTENANCE AND MANAGEMENT REPORT
FOR OPEN SPACE AT NORTHSTOWE, PHASE 1, CAMBRIDGESHIRE**

Month/Year - January 2024		
Category	Comments	Action
Infrastructure open space adoption from L&Q	<p>Dog control signage being discussed. Extra bin in Pioneer Park (?)</p> <p>47 bins across site however a handful get overused.</p> <p>Hatton Ponds adoption by GGL in near future TBC.</p> <p>Brookfield proposal to attend to repairs to W.Park pitch surfacing to be accepted by GGL. PO now issued to Brookfields</p> <p>Kingfisher Pond Ecology Management Plan now instructed. TH and TS seeking submission date in Dec from consultant.</p> <p>Bulb planting to Local Square now completed.</p> <p>GGL drop in session on 12th December was carried out with mixed feedback on billing process.</p> <p>Kingfisher Pond Ecology Report now finalised. Discussion required regarding remedial and management plan works.</p>	<p>R.Waddell – GGL R.Rushworth – GGL E.Cox – SCDC T.Hulme - GGL</p>
Internal open space adoption of open space from Housebuilders	<p>H1 – Bloor Homes – adopted H2 – Barratt E.Counties – adopted H3 – TW Homes – no contract . TW's inhouse legal team organising undertaking before contract can be negotiated. Slight progress. Undertakings now received and draft contracts being processed by TW. GGL lawyer uneasy about TP1 wording. Discussions taking place on how best to rectify. H4/H5/H6 – H4 contract now finalised and exchanged. H5/H6 plan adjusted to show variation in H6 house layout and removal of shared driveway. HA plots have incorrect wording within their plot transfers. GGL and Vistry lawyers ascertaining how to best remedy situation. H7/H8 – DWH / - contracts completed for both phases. Access to internal open spaces in H8 imminent.. H7 internal open space now adopted. H9 – DWH – contract almost finalised. DWH declared 6 extra light columns to be included. Contract almost finalised but further undertaking rqd. H10/H11 – undertakings being organised by TW's inhouse legal team before contract can be</p>	<p>R.Waddell - GGL</p>

	<p>progressed. Undertakings now received and draft contracts being processed by TW. GG chased TW legal team for meeting to progress. TW acknowledged and will revert with proposed dates. Chased Nov 22 and still no dates. Additional POS in H11 not previously declared. In process of agreeing new rates with TW. Still no response from TW – Oct 23.</p> <p>H12 – Linden – contract now not being prioritised by Vistry. Now H4 contract is finalised Vistry now keen to progress H5/6 contract.</p> <p>H13 – TW now issued new drawings for pricing. Price now agreed by TW. Plot transfer wording being agreed with GGL and TW.</p>	
<p>Infrastructure open space maintenance of Adopted Areas</p>	<p>Litter issue has not reoccurred so we are going to monitor situation for time being. The new Greenbelt contact for community events is Riley Rushworth on riley.rushworth@greenbelt.co.uk</p> <p>Northern Greenway now accessed by Greenbelt. Nov 22. Southern Greenway accessed March 23.</p> <p>Local Square lights issue now been investigated. Electrician thinks it is a photocell issue, although we have mentioned water ingress into inspection box as possible cause too. Local Square lights fixed but signage lighting is out and being investigated..</p> <p>Water filled vehicle barriers offered by Homes England to hopefully block car access along main approach path to 4G and Sports facilities. Has this been done?</p> <p>Dog sign clarification TBC once Elite Sports have been consulted.</p> <p>Kissing gate installation on woodland path between Prentice Close and W.Park to obstruct antisocial behaviour.</p> <p>Tulip bulbs planted in Local Square.</p> <p>Lights have been fixed at Local Square. See electrician estimated costs below.</p> <p>Winter gap planting costs see below.</p> <p>Wind blown damage to existing and new trees. See estimated costs below</p>	<p>S.Sage – L&Q M.Stan – SCDC E.Bridges – SCDC A.Lewis – GGL T.Hulme – GGL</p>
<p>Internal open space maintenance of Adopted Areas</p>	<p>H1 – Bloor Homes – all areas well established and on regular maintenance. No non routine works identified. H2 – Barratt E.Counties – all areas well established and no non-routine works identified.</p>	

	<p>H4 – Remedial works agreed with Vistry and scheduled to commence early 2024.</p> <p>H7 – DWH – all internal open space now adopted.</p>	
Residents Engagement per completed phase	<p>H1 – Bloor residents and H2 BDW residents pre billing meeting 2021.</p> <p>H7 – Pre Billing meeting carried out.</p> <p>Revised list of occupations now received from Mihaela Stan.</p> <p>Drop in session for residents to engage with GGL to take place on Tuesday 12th Dec 2023</p> <p>No queries raised at Community Forum January 2024</p>	<p>N.Upton – GGL</p> <p>M.Stan - SCDC</p>
Phases being billed for maintenance costs	<p>H1 Bloor – billed in May 21 for phase specific open space maintenance only. Refund issued Jan 24.</p> <p>H2 BDW Homes - billed in March 21 for phase specific open space maintenance only</p> <p>H7 BDW Homes – billed</p> <p>1160 plots billed in November 2023. MH list of 22/11/23 confirms 1333 occupations. Once we have shortfall details obtained, those plots will be issued an interim bill up to Nov 2024.</p>	
Customer Care queries being raised by Residents	<p>Some minor billing queries, including bill clarity to exactly what areas residents are paying for. Combined infrastructure and phase specific bill being created to try and make this clearer for residents.</p> <p>Several complaints received regarding issue of Nov 23 bills. There have been several additions and deductions but overall the annual bill has increased albeit below the current level of inflation. We hope that concerned residents will be able to meet us 12!2/23.</p>	
Debt recovery	<p>No issues to date.</p> <p>Debt recovery reminders issued w/c 5/2</p>	G.McQuade
Transfer of ownership update of internal open space per phase	<p>H1 Bloor phase – transfer of ownership of internal open space took place on the same day as contract exchange in March 21.</p> <p>H2 BDW Homes – transfer of ownership took place in July 2021 four months after access was taken to maintain the internal open space.</p>	
Town Council Steering Committee feedback and action points	Market stall request and licence agreement execution reqd.	<p>N.Upton/ R.Waddell – GGL</p> <p>D.Ferguson - GGL</p>

	<p>Running festival participation for first week in September. GGL to host gazebo and stall.</p> <p>Christmas tree contribution 2023</p> <p>Northstowe Spring Running festival sponsorship and participation by GGL</p> <p>Cambridge Rugby Club request now being processed.</p>	
Non Routine expenditure between Nov 23 and Nov 24	<p>Gap planting cost £6,500 approx (Dec 23)</p> <p>Mature tree works - £6,200 approx (Jan 24)</p> <p>Electrician Costs - £900 approx. (Jan 24)</p>	T.Hulme

SUMMARY OF PHASE SPECIFIC OPEN SPACE ANNUAL MANAGEMENT COSTS

Parcel Number	House Builder	Number of Plots	Site wide green infrastructure fee (current)	Phase specific open space initial annual management charge	Current phase specific open space annual management charge
H1	Bloor Homes	92	£107.83 /plot ex VAT	£29/plot ex VAT	£56/plot ex VAT
H2	Barratt Homes	135	£107.83 /plot ex VAT	£51/plot ex VAT	£64.71/plot ex VAT
H3	Taylor Wimpey Homes	40	£107.83/plot ex VAT	£43/plot ex VAT	
H4	Vistry	84	£107.83 /plot ex VAT	£54/plot ex VAT	
H5/H6	Vistry	162	£107.83 /plot ex VAT	£38/plot ex VAT £56 extra for plots 101-117 £59 extra for plots 173-186	
H7	David Wilson Homes	115	£107.83 /plot ex VAT	£53/plot ex VAT	£69.42 ex VAT
H8	David Wilson Homes	73	£107.83 /plot ex VAT	£84.20/plot ex VAT	
H9	David Wilson Homes	130	£107.83 /plot ex VAT	£108/plot ex VAT	
H10	Taylor Wimpey Homes	76	£107.83 /plot ex VAT	£73/plot ex VAT	
H11	Taylor Wimpey Homes	152	£107.83 /plot ex VAT	£53/plot ex VAT	
H12	Vistry	271	£107.83 /plot ex VAT	£29/plot ex VAT £28 extra for plots that have private drives/parking court	
H13	Taylor Wimpey Homes	80	£107.83 /plot ex VAT	£118/plot ex VAT	